

CITY OF FLORENCE DESIGN REVIEW BOARD

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET, FLORENCE, SC

WEDNESDAY, APRIL 12, 2023 – 2:00 P.M.

MEETING AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on March 8, 2023

III. Public Hearing and Matter in Position for Action

DRB-2023-04 Request for a Certificate of Appropriateness for operation of a flea market to be located at 711 South Irby Street, specifically identified as Florence County Tax Map Number 90089-01-006 in the D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.

IV. Public Hearing and Matter in Position for Action

DRB-2023-05 Request for a Certificate of Appropriateness for renovations to a house located at 501 North Irby Street, specifically identified as Florence County Tax Map Number 90085-02-007 in the D-1 Redevelopment Overlay District and ISCOD Irby Street Corridor Overlay District.

V. Public Hearing and Matter in Position for Action

DRB-2023-06 Request for a Certificate of Appropriateness for renovations to a commercial building located at 265 West Evans Street, specifically identified as Florence County Tax Map Number 90167-01-004 in the H-1 Historic Overlay.

VI. Adjournment Next meeting is scheduled for May 10, 2023.

CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
MARCH 8, 2023 MINUTES

MEMBERS PRESENT: Jamie Carsten, Scott Collins, Brice Elvington, John Keith, David Lowe, Mike Padgett, Ranny Starnes, and David Tedder

MEMBERS ABSENT: Joey McMillan

STAFF PRESENT: Clint Moore, Derek Johnston, Alane Zlotnicki, Bryan Bynum for IT

CALL TO ORDER: Chairman Carsten called the March 8, 2023 meeting to order at 2:01 p.m.

APPROVAL OF MINUTES: Chairman Carsten introduced the February 8 minutes and asked if there were any corrections or comments. There being none, he called for a motion to approve the minutes as submitted. Mr. Padgett moved that they be approved; Mr. Tedder seconded the motion, and it passed unanimously (7-0).

Brice Elvington arrived

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

DRB-2023-03 Request for a Certificate of Appropriateness for construction of an accessory building to be located on West Cheves Street, Tax Map Number 90087-01-016 in the D-2 Downtown Overlay District.

Chairman Carsten read the introduction to DRB-2023-03 and asked staff for their report. Mr. Johnston gave the staff report as submitted to the Design Review Board.

Mr. Collins asked what made this an accessory building; Mr. Johnston said it was the nature of the building and its proposed use. Dr. Keith clarified that the garage doors would face the interior of the parking lot, so the street view would be a plain brick façade of the side of the building. The members discussed its non-compliance with numbers 2 and 3 of Section 3-8.2.5C of the UDO requirements for accessory buildings regarding location and screening.

Mr. Collins asked to see the site plan again. He asked the height of the neighboring abandoned building; Mr. Johnston said it was a one story office building. Mr. Lowe asked if the height was acceptable; Mr. Johnston said it was.

There being no other questions for staff, Chairman Carsten opened the public hearing. There being no one to speak, Chairman Carsten closed the public hearing and called for discussion or a motion. Mr. Collins asked if the Board had the latitude to approve something that didn't meet the requirements; Mr. Johnston said it does. Mr. Collins asked staff if they could require landscaping to soften the impact of the building; Mr. Moore said the Board could include conditions in their motion.

Mr. Elvington observed that another building could be built eventually on the same lot. Mr. Padgett asked if this was considered part of the church campus; Mr. Johnston said yes, it was.

Mr. Collins moved to approve the request with the condition that the applicants work with City staff to make the building as compliant as possible with the Design Guidelines, especially the side facing the street; Mr. Padgett seconded, and the motion to approve the accessory building passed unanimously (8-0).

ADJOURNMENT: Chairman Carsten adjourned the meeting at 2:14 p.m. The next meeting is scheduled for April 12, 2023 at 2:00 p.m.

Respectfully submitted by
Alane Zlotnicki, AICP
Senior Planner

**CITY OF FLORENCE, SOUTH CAROLINA
DESIGN REVIEW BOARD
STAFF REPORT**

DATE: April 12, 2023

CASE NUMBER: DRB-2023-04

LOCATION: 711 South Irby Street

TAX MAP NUMBER: 90089-01-006

OWNER OF RECORD: Imad Chafic Tayara

APPLICANT: Reverend Leo Woodberry,
New Alpha Community Development Corporation

PROJECT DESCRIPTION: Open Air Market/Flea Market

OVERLAY DISTRICT: (ISCOD) Irby Street Corridor Overlay District and (D-1) Redevelopment Overlay with underlying zoning of AC

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to operate Amani Market, an open air /flea market on the property located at 711 South Irby Street in the Irby Street Corridor and Redevelopment Overlay Districts. The proposed site has existing asphalt parking lots, a grassed area, and a bare dirt section remaining from the demolition of Orangeland Seafood Restaurant (Attachment E). The applicant is proposing to redevelop the parcel as shown in Attachment F to accommodate multiple vendors, food trucks, and parking for the public for the sale of goods described in Attachment D for a duration of up to 3 days weekly and a frequency of 26 times per year. The applicant has likened the Amani Market to the Florence Flea Market located at 4001 East Palmetto Street. The Florence Flea Market offers a wide variety of goods and foods every weekend.

Background Information

The original Orangeland Seafood Restaurant was damaged by a fire on October 6, 2020. It was demolished in January, 2021. The owners initially planned to rebuild the restaurant on the same lot and received permission from the Design Review Board on February 10, 2021. The owner decided not to rebuild, but moved into an existing building, formerly Angelo’s Seafood, at 1243 West Lucas Street.

Staff Analysis

Section 1-2.9.1B of the *Unified Development Ordinance* defines Temporary Special Events as, “...cultural, religious, entertainment, or charitable events, but also include temporary sales events that have a short duration, such as farmers' markets, outdoor bazaars, and comparable events, which may be hosted by noncommercial entities. Temporary special events may be located on property with another principal use or on vacant property. This Section further defines the proposed “Temporary Special Event as:

1. **Class “A” Temporary Special Events** are events with an expected peak daily attendance of up to 1,500 people, which may include, but are not limited to:
 - a. Farmers' market;
 - b. Outdoor bazaar / auction / flea market;
 - c. Craft fair or art fair;
 - d. Outdoor cultural festival or religious assembly;
 - e. Outdoor theater festival;
 - f. Renaissance fair;
 - g. Staging and parking areas on private property for events within the public right-of-way, such as parades, bicycle races, and charity walks or runs.
 - h. Temporary special events that involve:
 1. Motorized amusement rides;
 2. Inflatables that are 16 feet or more in height;
 3. Outdoor music, speeches, or performances with amplification that will produce more than 50 db (Decibels) of noise level at the property line; or
 4. More than five livestock animals.

Sec. 1-2.9.2 Temporary Special Events

A. **Standards.** Temporary special events shall meet the applicable standards in **Table 1-2.9.2, Standards for Temporary Special Events**. Approval of such uses may be subject to conditions as set out in Subsection B., below.

| Table 1-2.9.2 Standards for Temporary Special Events | | |
|---|--|---|
| Performance Standard | Class of Temporary Special Event Use | |
| | Class B | Class A |
| Location and General Site Requirements | | |
| Locations where event is allowed | Sites with nonresidential principal uses | Sites with nonresidential or mixed-use principal uses |
| General site requirements | As approved with the temporary use permit. | |
| Frequency and Duration of Event | | |
| Frequency and duration of event | No more than four times per year. Duration shall not be longer than 10 days. | No more than 26 times per year. Duration shall not be longer than 3 days. |
| Buildings and Structures | | |
| Temporary buildings and structures | Building heights shall not exceed the standards of the underlying zoning district; however, taller structures are permitted, provided that they are set back from all property lines a distance of two feet for every additional foot in height. | The same as the height limitations of the underlying zoning district |
| Spacing and setbacks | The greater of: 20 feet or the width of required buffers from all property lines; or 30 feet from the back of the curb (or, if no curb is present, the edge of pavement). | |
| Access, Circulation, and Parking | | |
| Required access | Sight distance pursuant to Division 4-11.3 , Sight Clearance is required. | |
| Traffic control | The street from which access is taken must have capacity to serve the event. | |

| | | |
|---|---|--|
| Circulation | Safe on-site vehicular and pedestrian circulation shall be provided, including: (1) minimizing vehicular-pedestrian conflicts; (2) providing appropriate directional signage; (3) ensuring efficient access by emergency vehicles; and (4) maintaining full access to permanent uses on-site if they are operating during the temporary event, or emergency access to permanent uses on site if they are not operating during the temporary event. | |
| Motor vehicle parking spaces | The number of parking spaces available for the temporary use shall be sufficient to meet the peak demands of the use, based on 2.25 persons per vehicle. If a permanent use of the property will be in operation during the time that the temporary use is present, then parking for the permanent use shall be provided in compliance with Article 9, Parking and Loading, unless the Director of Public Works finds a reduction is justified based on different hours of peak use, or based on likely shared use (i.e., a parking space taken up by a person who visits both the temporary event and the permanent use). | |
| Motor vehicle parking design and location | On-site or within 300 feet of the boundaries of the site, except that parking is not allowed in or within 100 feet of an existing single-family or multiplex residential use. Generally, parking shall be in striped, hard-surfaced spaces, either in a parking lot or on-street. However, parking in grass / unpaved parking areas is permitted only if: (1) The applicant has a legal right to use the land proposed for the parking area; (2) The surface is reasonably level and compact; (3) The parking area is located at least 100 feet from abutting residential property lines and 20 feet from public rights-of-way; (4) The area is used for not more than two weeks per year, and not more than four consecutive days at a time; and (5) The applicant provides a guarantee that the parking area will be restored to its pre-event condition after the event. | |
| Bicycle parking spaces | Optional: One bicycle parking space should be provided on-site for each 10 vehicular parking spaces that are required for the event. | |
| Signage | Signage shall comply with the requirements of Part 5, Signs. | |
| Operations | | |
| Noise controls | Noise shall be controlled so that: (1) The noise level at the nearest residential property line does not exceed 50 db after 10:00 PM; (2) The noise level at the property line of the temporary use does not exceed 75 db for more than two hours per day; and (3) The noise level at the property line of the temporary use does not exceed 85 db at any time. Generators, if used, shall be secured and set back at least 50 feet from all property lines. | Noise shall be controlled so that: (1) The noise level at the nearest residential property line does not exceed 50 db after 10:00 PM; and (2) The noise level at the property line of the temporary use does not exceed 65 db at any time. Generators, if used, shall be secured and set back at least 50 feet from all property lines. |
| Sanitation | Restrooms shall be provided at a rate of one toilet and one urinal per 50 expected attendees (including event staff); trash containers and recycling bins shall be placed in convenient areas including principal places of assembly, near food and beverage vendors, near restrooms, and at entry and exit points. A recycling bin shall be placed next to each trash container. All litter generated by the event shall be removed at no expense to the City. Litter cleanup shall extend into adjoining public rights-of-way and occur not more than one day after the last day of the event. The City may require the installation of a grease trap to prevent disposal into the sanitary sewer system. All waste oil and grease shall be collected in an appropriate, sealed container and stored only on an impervious surface. The waste oil and grease shall be removed from the site by an authorized hauler. The City may enter the premises at any time to inspect for compliance. | |
| Security | The applicant shall demonstrate that adequate security is provided for the proposed temporary use. | |
| Insurance / Site Restoration | | |
| Insurance | A Certificate of Insurance shall be provided to the City demonstrating that the applicant has a commercial general liability insurance policy, written on an occurrence basis for bodily injury, personal injury, property damage, and product liability, with a minimum limit of liability of \$1,000,000 per occurrence and with a \$2,000,000 aggregate. The event producer must list the City of Florence as an additional insured. Additional endorsements may be required for events with amusement rides or alcoholic beverages. | A Certificate of Insurance shall be provided to the City demonstrating that the applicant has a commercial general liability insurance policy, written on an occurrence basis for bodily injury, personal injury, property damage, and product liability, with a minimum limit of liability of \$1,000,000 per occurrence and with a \$2,000,000 aggregate. Additional endorsements may be required for events with alcoholic beverages. |

The proposed use is permitted in the Activity Center (AC) Zoning District if the above conditions are satisfied. The use is not prohibited in the ISCOD or the Redevelopment Overlay District per the Design Guidelines for Downtown Florence, South Carolina:

Irby Street Corridor Overlay District - Land Uses

The district shall allow all uses permitted in the underlying zoning district with the exception of heavy automobile repair, outdoor vehicular or building supply display areas, and self-storage/moving vehicle rental. Land use decisions shall take into account functionally similar per Section 1-2.7.8 of the *City of Florence Unified Development Ordinance*.

Specifics regarding materials, landscaping, fencing and screening, signage, etc. can be found in Chapter 8 of the Design Guidelines for Downtown Florence, South Carolina. At this time, we do not have specifics beyond Attachments D, E, & F. Comments have been relayed to the applicant and will be shared with the Board when received.

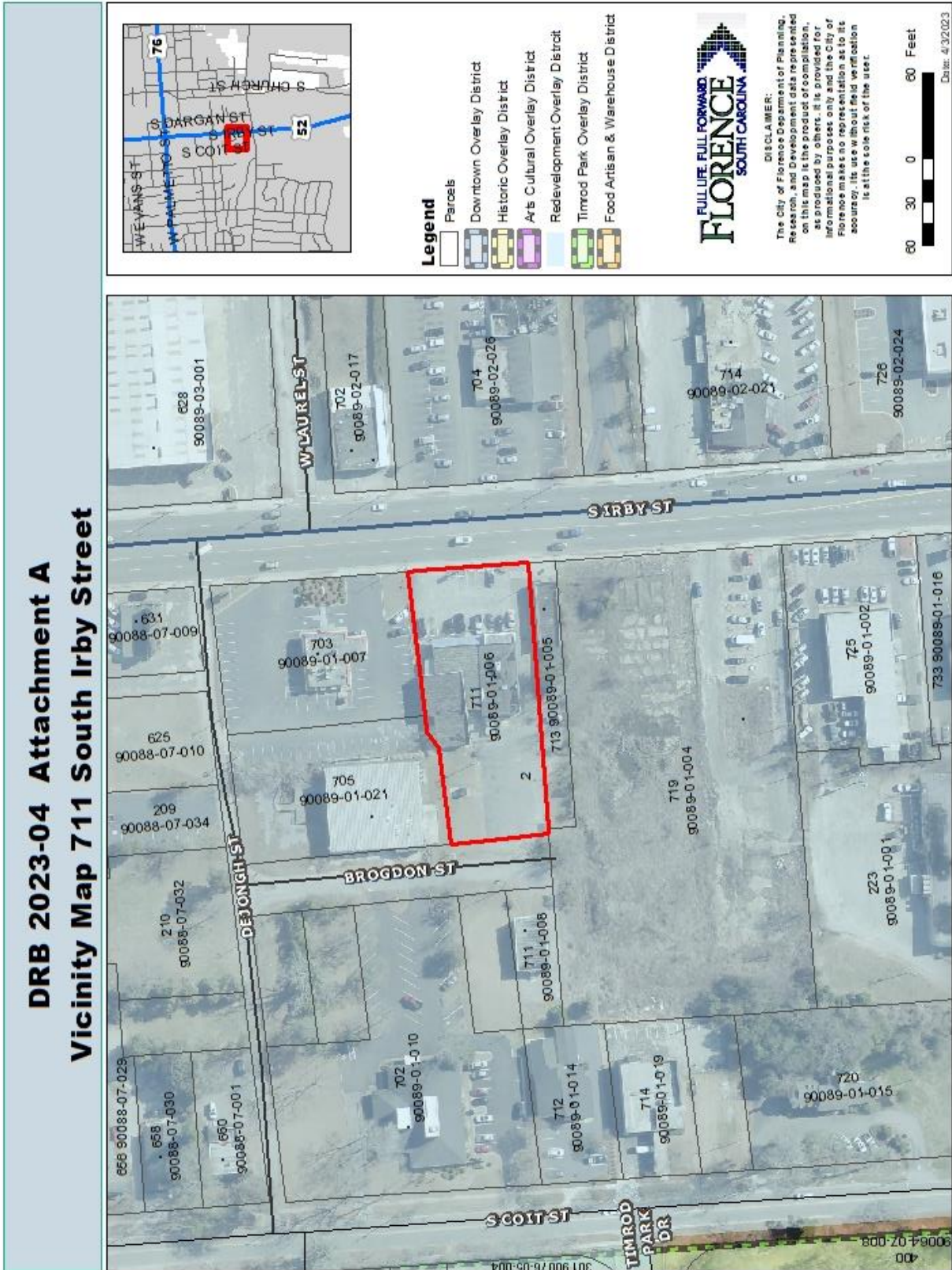
Board Action

1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for solar panels.

Attachments

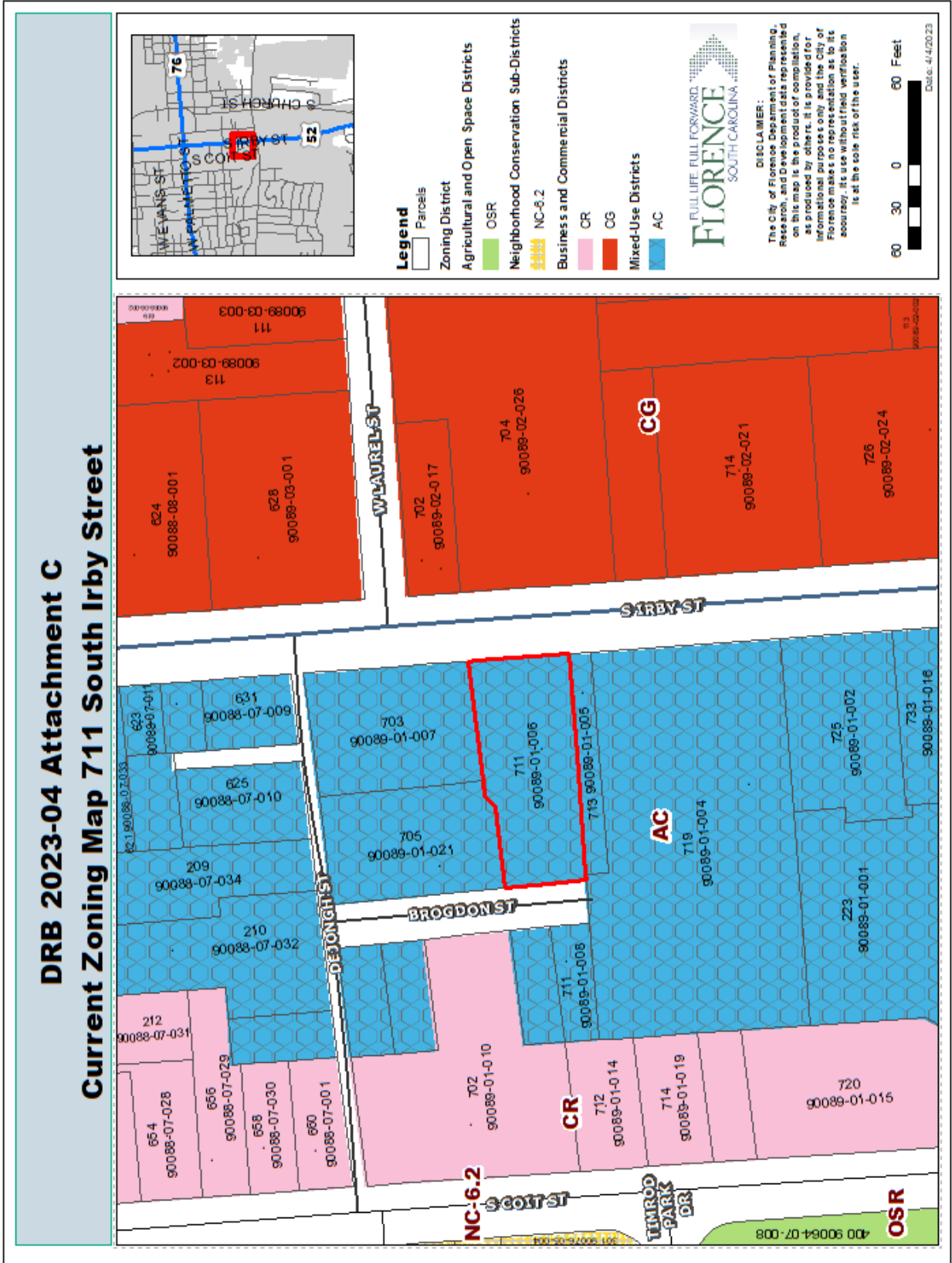
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Amani Market Proposal
- E. Current Site Plan
- F. Proposed Site Plan
- G. Site Photos
- H. Options for Board Action Based on Findings of Fact

Attachment A: Vicinity Map



Attachment B: Location Map





Attachment D: Amani Market Proposal

Amani Market

1/17/2023

To Design Review Board

RE: Requesting Design Review

New Alpha Community Development Corporation intends to establish an outdoor market at 711 South Irby Street Florence South Carolina, former site of Orange Land Seafood restaurant.

On this site, we will have shrubbery and trees that are indigenous to South Carolina. There will be booths, where people can set up tables for vending and an area that can accommodate up to two (2) food trucks.

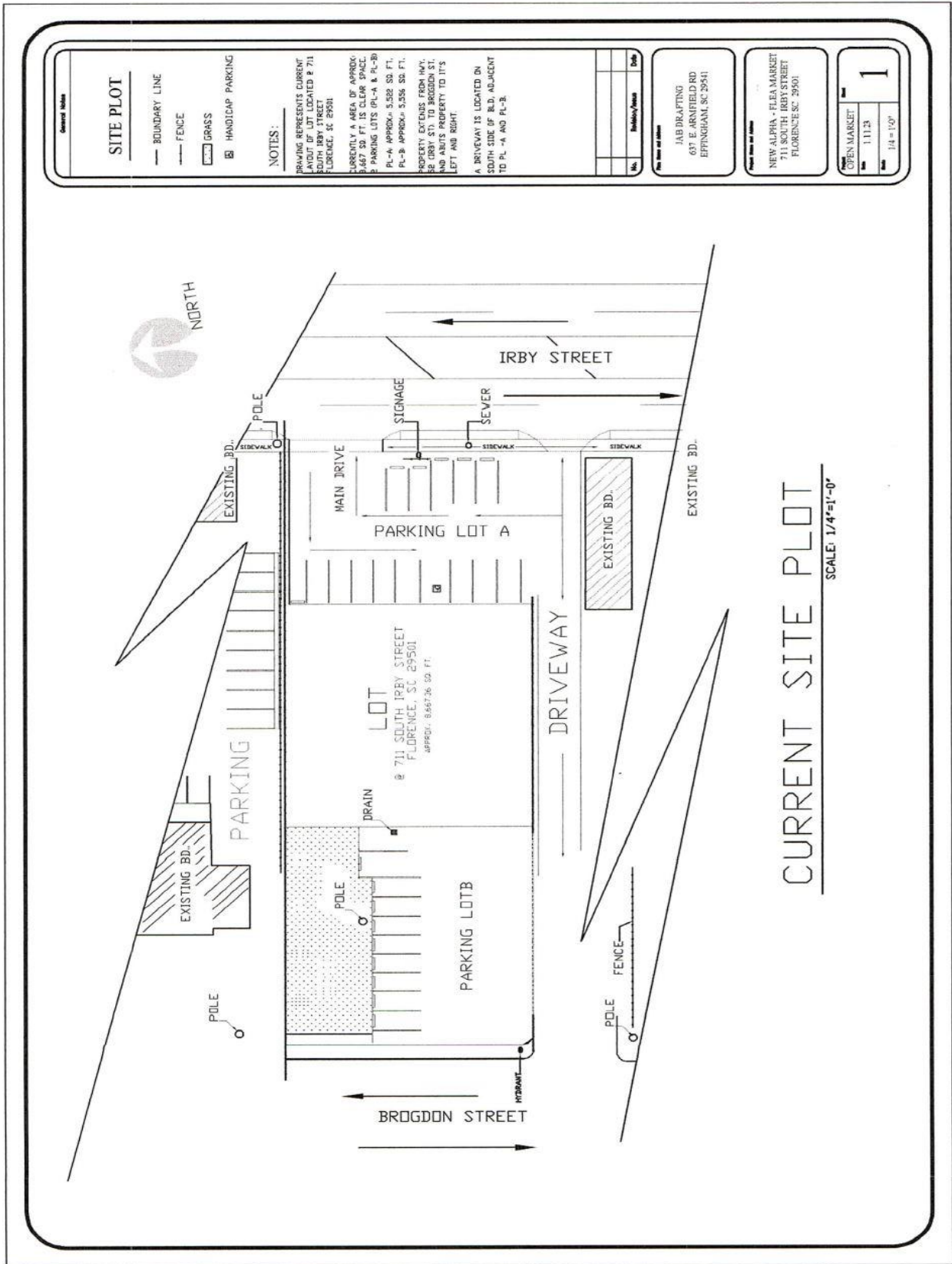
The outdoor market, which will be called the Amani Market, will be open 26 weeks out of the year on Fridays, Saturdays and Sundays only. During standard day light time the market will be opened from 8 am to 6 pm and during daylight saving time, the market will be open from 8 am to 7 pm.

At our market, we will sell fresh local produce, food prepared from vehicles and vendors, who's been approved by the South Carolina Department of Health and Environmental Control. Additional items to be sold will include name brand outer and innerwear, as well as household products.

Thanking you in advance,

New Alpha Community Development Corporation

Attachment E: Current Site Plan



Attachment G: Site Photos



View from Brogdon Street towards South Irby Street



View from Brogdon Street towards South Irby Street (Belmont Apartments to the South)



View North down South Irby Street



View Northwest towards Kingdom Living Temple



View West towards Brodgon Street

Attachment H: Options for Board Action Based on Findings of Fact

a. **Deferral**

I move to defer Case Number _____ [or items _____ of Case Number _____], to the _____ meeting of the Design Review Board, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with the relevant Design Guidelines and is in compliance with the relevant sections of the *Unified Development Ordinance* as referenced in the Staff Report.

b. **Approval**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property, and it complies with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report.

c. **Approval with Conditions**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property, and the items comply with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions in a numbered format]

d. **Approval with Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list unique circumstances in a numbered format]

e. **Approval with Conditions and Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions and circumstances in a numbered format]

f. **Denial**

I move to deny Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report. [list the reasons in a numbered format]

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NUMBER: DRB-2023-05

DATE: April 12, 2023

LOCATION: 501 North Irby Street

TAX MAP NUMBER: 90085-02-007

OWNER OF RECORD: Darian Durant

APPLICANT: Israel Mahaua

PROJECT DESCRIPTION: Exterior renovations to house

OVERLAY DISTRICT: Redevelopment and Irby Street Corridor Overlay Districts with underlying zoning of CR.

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to renovate the house located at 501 North Irby Street. The work proposed includes replacing the roof with black architectural shingles, installing new vinyl siding, repairing the rotten wood on the front porch, painting the trim white, and replacing the wood fascia, which is currently painted bright red, with white aluminum.

Background Information

According to the Florence County Property Card on file, the house was built in 1914 and has an area of 2,254 square feet. The parcel is zoned Commercial Reuse.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. According to *Chapter 6: Timrod Park Residential District Design Guidelines*, the following design guidelines shall apply:

1. The historic and significant character of the property should be retained and preserved: ***The basic form and character of the house will be preserved: the applicant is replacing the roof and siding; repairing the porch; painting the trim, which is currently bright red, white; and replacing the wood fascia with white aluminum.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***The overall character of the 1914 architecture will be preserved through new materials designed to mimic traditional features. The replacement items are not historical, but they are intended to compliment the character of the house.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***New vinyl siding has been proposed in a sand color. The siding is currently white aluminum.***

4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board: ***The owner wishes to replace the roof, siding, and fascia and paint the porch and trim.***
5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired: ***New windows and doors have not been proposed.***
6. The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures: ***The height will not be changed.***
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings: ***The locations of doors and windows will not be changed.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***Not applicable to this request.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***The roof style will be the same as it is now, with new black architectural shingles. The existing red wood fascia will be replaced with white aluminum.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: ***The existing landscaping will be cleaned up, but no additional landscaping is planned at this time.***
11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures: ***The scale of the building will not be affected.***
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: ***This is the only residential structure on this portion of North Irby Street and West Sumter Street; the remainder of the structures in the area are commercial buildings of various years and styles as well a number of vacant parcels immediately adjacent to the house.***

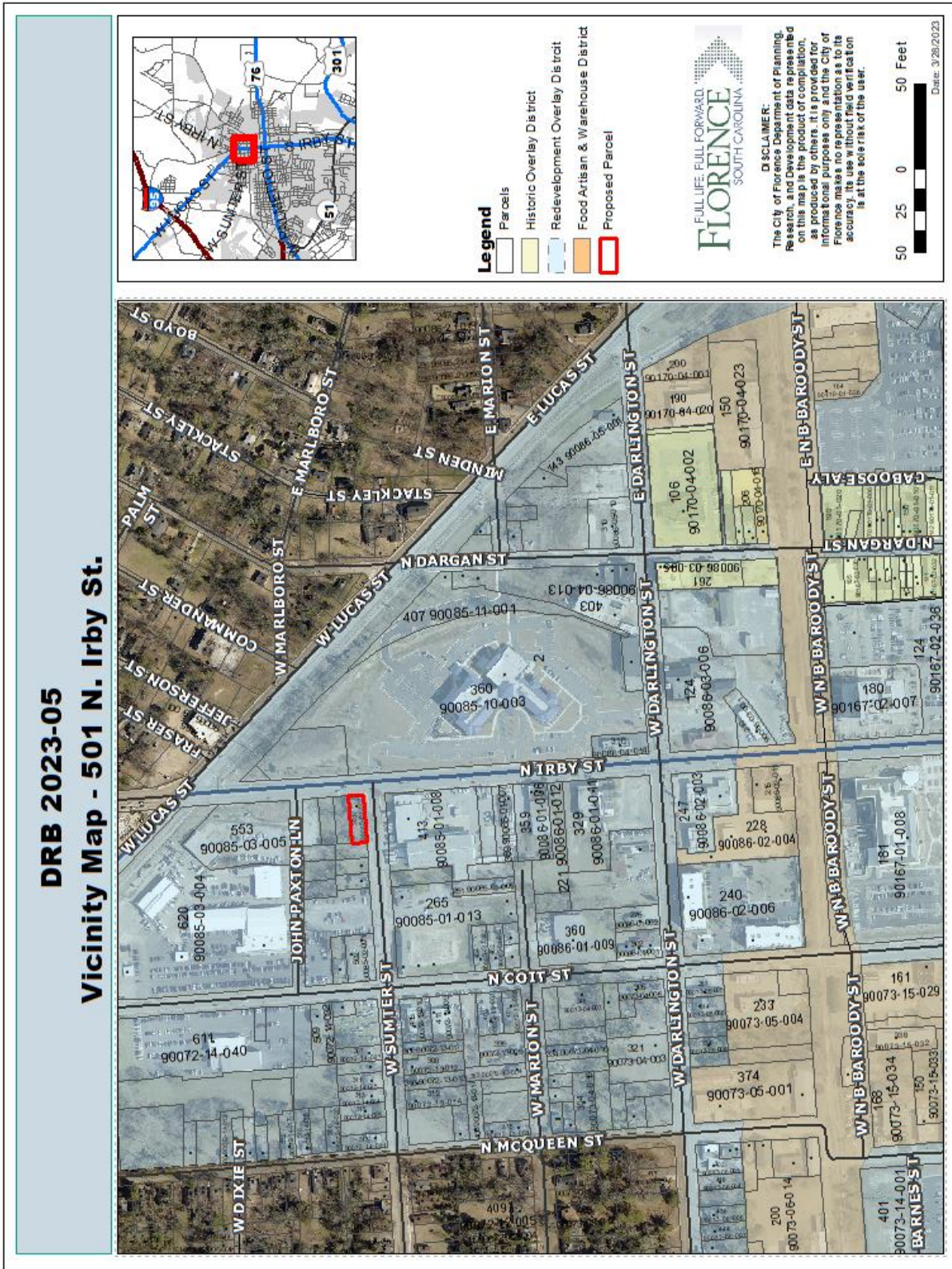
Board Action

1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovation.

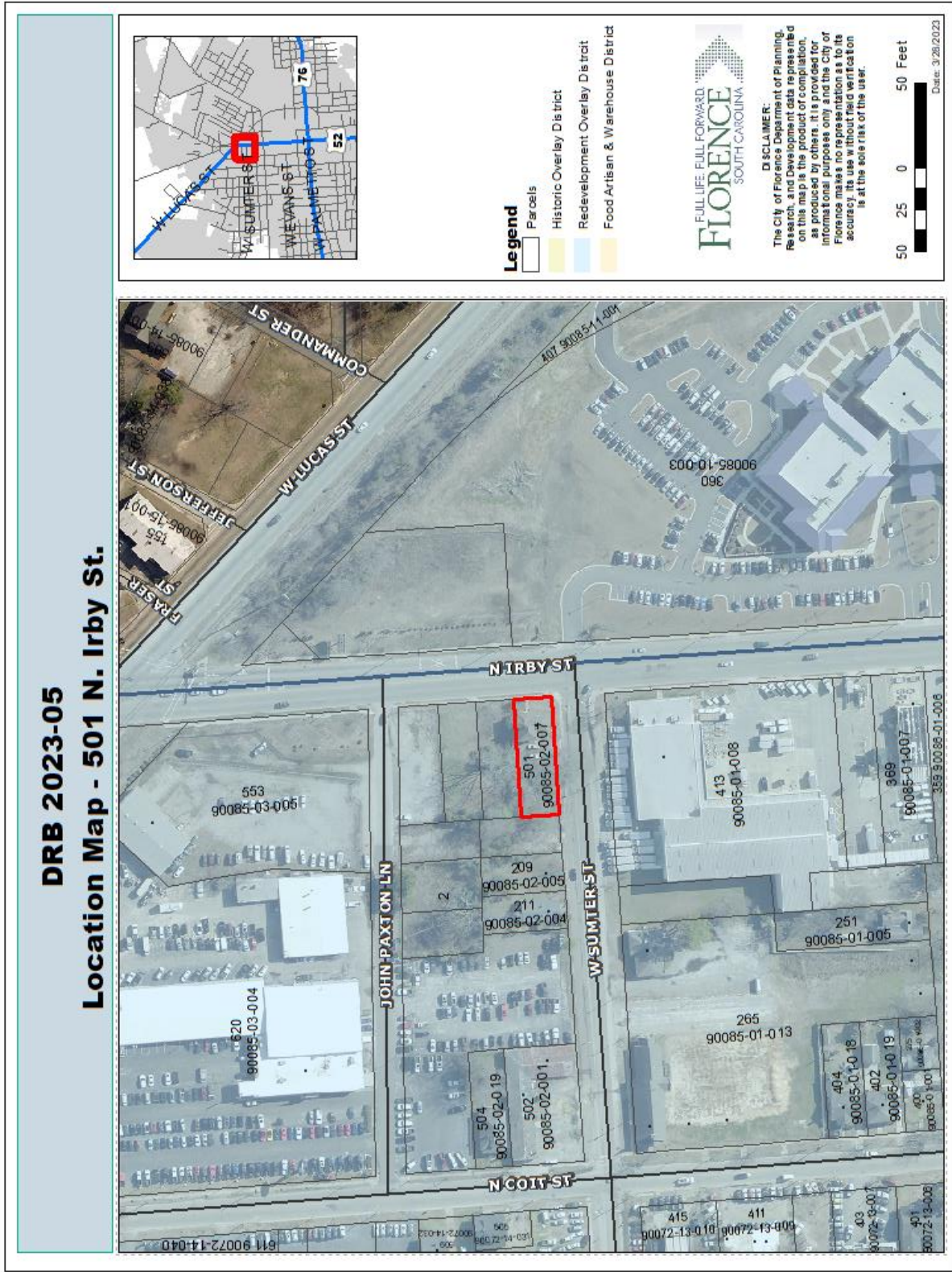
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Scope of Work
- E. Site Photos
- F. Options for Board Action Based on Findings of Fact

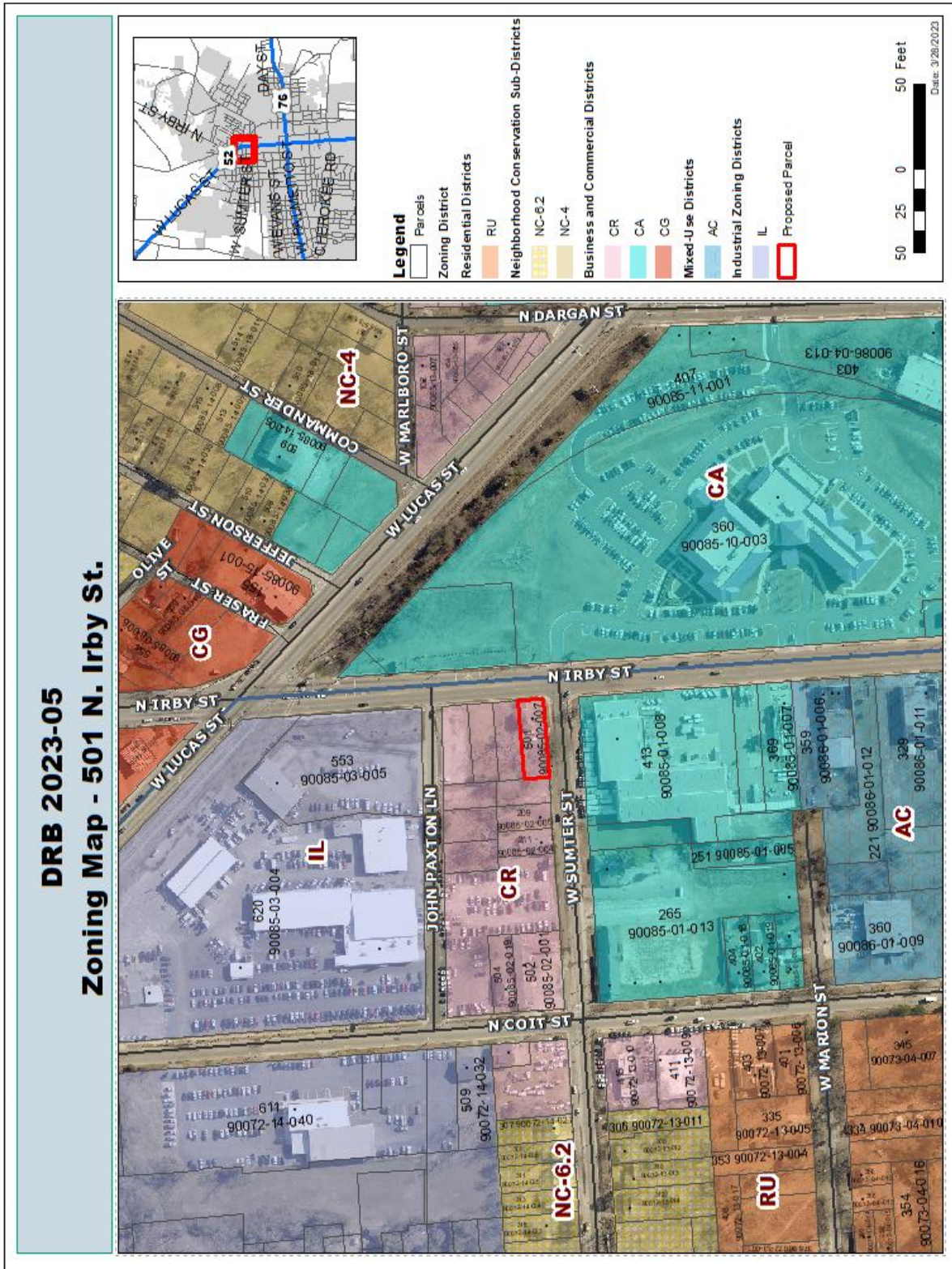
Attachment A: Vicinity Map



Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Scope of Work

1. Replace existing brown shingle roof with black architectural shingles.
2. Replace white aluminum siding with tan vinyl siding.
3. Replace red wood fascia with white aluminum fascia.
4. Paint window and door trim white (currently red).
5. Repair rotten wood on porch.

Attachment E: Site Photos



The house from North Irby

Street.



Closeup of the front porch.



North side of the house.



South side of the house facing Sumter Street.



Rear of the house.



Closeup of the siding.

Attachment F: Options for Board Action Based on Findings of Fact

g. **Deferral**

I move to defer Case Number _____ [or items _____ of Case Number _____], to the _____ meeting of the Design Review Board, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with the relevant Design Guidelines and is in compliance with the relevant sections of the *Unified Development Ordinance* as referenced in the Staff Report.

h. **Approval**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property, and it complies with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report.

i. **Approval with Conditions**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property, and the items comply with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions in a numbered format]

j. **Approval with Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list unique circumstances in a numbered format]

k. **Approval with Conditions and Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions and circumstances in a numbered format]

l. **Denial**

I move to deny Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report. [list the reasons in a numbered format]

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE DESIGN REVIEW BOARD**

CASE NUMBER: DRB-2023-06
DATE: April 12, 2023
LOCATION: 265 West Evans Street
TAX MAP NUMBER: 90167-01-004
OWNER OF RECORD: Asset Holdings Trust LLC
APPLICANT: Barron Ervin, Ervin Engineering
PROJECT DESCRIPTION: Exterior repair, painting, and signage
OVERLAY DISTRICT: Historic Overlay District with underlying zoning of Central Business District

Project Description

The applicant is seeking a Certificate of Appropriateness (COA) to paint the building located at 265 West Evans Street as well as add signage for a new tenant.

Background Information

According to the Florence County Property Card on file, the single story commercial structure was built in 1974 and has an area of 3,900 square feet.

Staff Analysis

In considering the issue of appropriateness, the Design Review Board and the Downtown Planning Coordinator shall use the *Design Guidelines for Downtown Florence, South Carolina* prepared by Allison Platt & Associates and Hunter Interests Inc., as adopted by Florence City Council. According to *Chapter 6: Timrod Park Residential District Design Guidelines*, the following design guidelines shall apply:

1. The historic and significant character of the property should be retained and preserved: ***The existing brick and stucco walls will be painted dark tan, but no structural changes are being proposed.***
2. Distinctive features, finishes, and construction techniques or examples that characterize a property should be preserved: ***The overall character of the 1974 architecture will not change.***
3. For all buildings, aluminum or vinyl siding may not be used unless approved by the Design Review Board: ***Not applicable to this request.***
4. Chemical or physical treatments that cause damage to or cover the original materials may not be used unless approved by the Design Review Board: ***The existing brick wall has areas of mismatched repairs. The applicant is proposing to paint the brick one color to hide the discrepancies. The two different materials on the façade, brick and stucco, will be the same color to provide consistency.***

5. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the original property and its environment would be unimpaired: ***Not applicable to this request.***
6. The height of any alteration or construction should be compatible with the style and character of the proposed or modified structure or building and with the surrounding buildings and structures: ***The height of the building will not be affected by the renovations.***
7. The proportions and relationship between doors and windows should be compatible with the architectural style and character of the building and surrounding buildings: ***The existing windows and doors will not be moved.***
8. The visual relationship of open space between buildings or structures should be compatible with adjacent buildings or structures: ***Not applicable to this request.***
9. The design of the roof should be compatible with the architectural style and character of existing buildings and surrounding structures: ***The roof style will not be changed.***
10. Landscaping should be added that enhances the property and provides for greenspace and appropriate buffering between land uses: ***No landscaping is planned at this time.***
11. The scale of buildings or structures after alteration, construction, or partial demolition should be compatible with the style and character of surrounding buildings and structures: ***The overall scale of the building will not be affected.***
12. When appropriate, the architectural details (colors, materials, and textures) should be compatible with the style and character of surrounding buildings and structures: ***The colors and materials will be similar to other buildings in the area, and characteristic of the downtown commercial district. The wall sign is 6 feet wide by 3 feet high and constructed of 1.5" sandblasted SignFoam with raised black letters on a white background (Attachment D). The sign complies with the Design Guidelines for size, materials, colors, and dimensionality.***

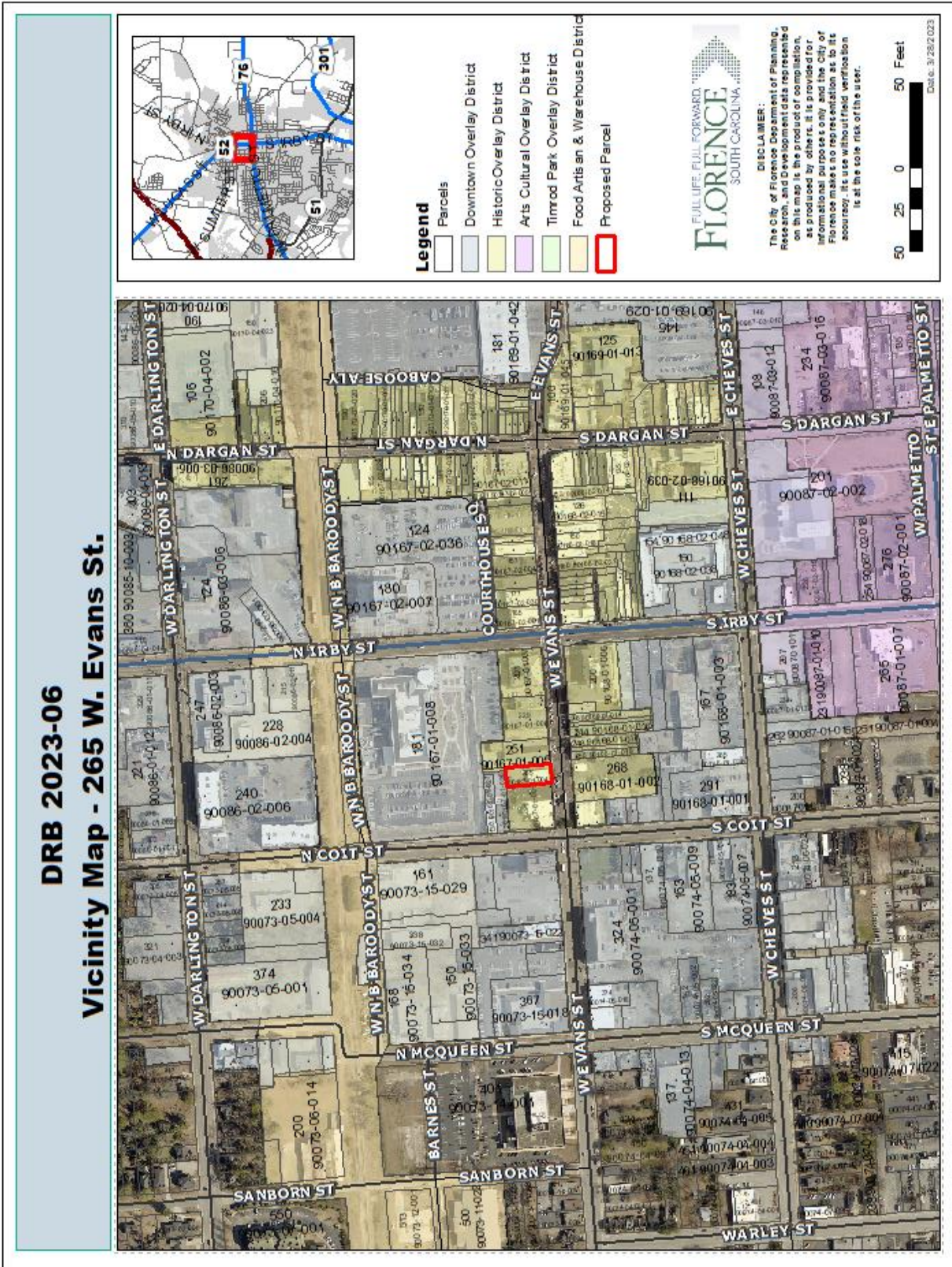
Board Action

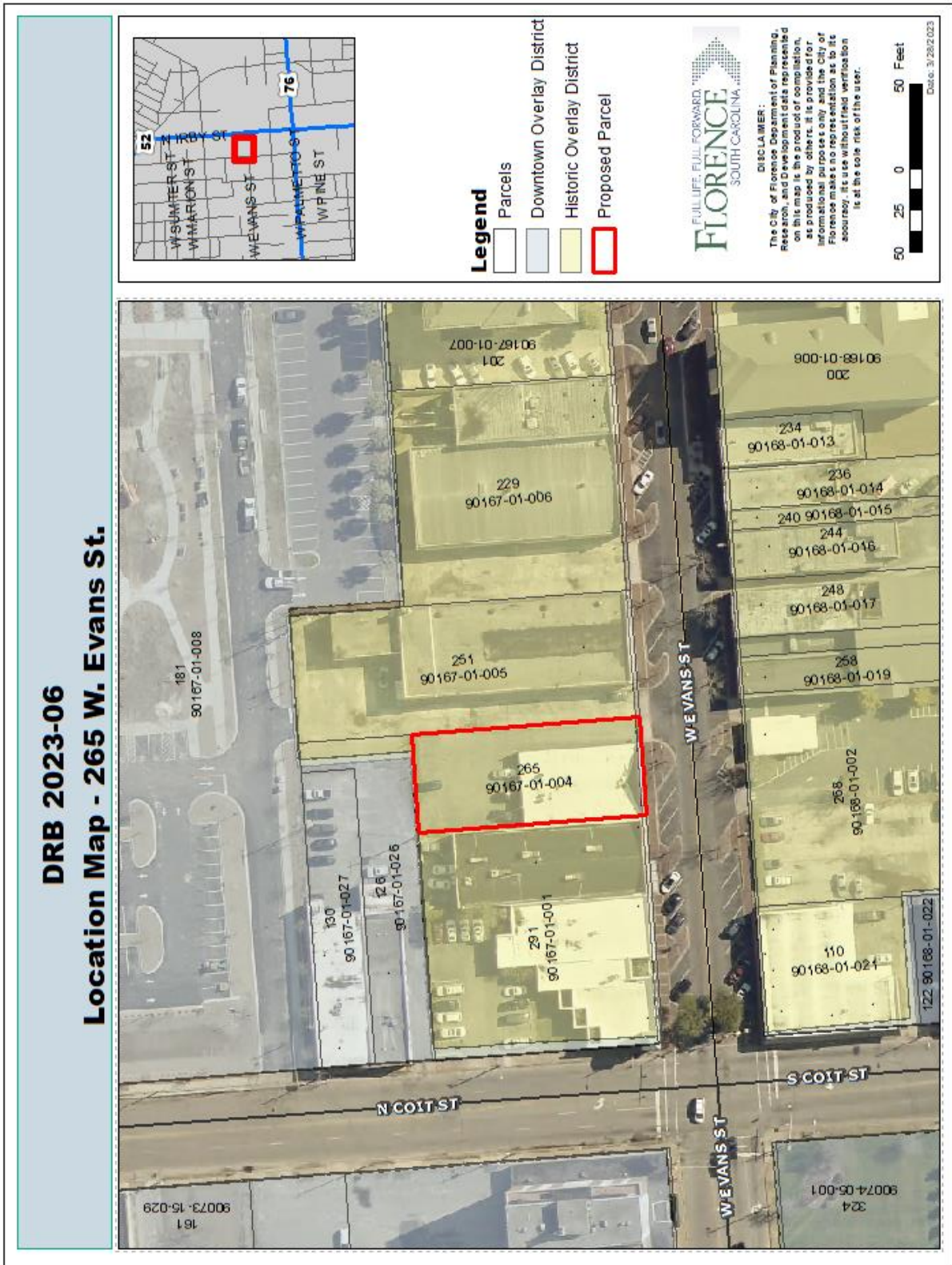
1. Consider only the evidence presented before the board during the public hearing.
2. Make findings of fact to apply the guidelines to the application presently before the board.
3. Based on the findings of fact, make a decision regarding the request for renovation.

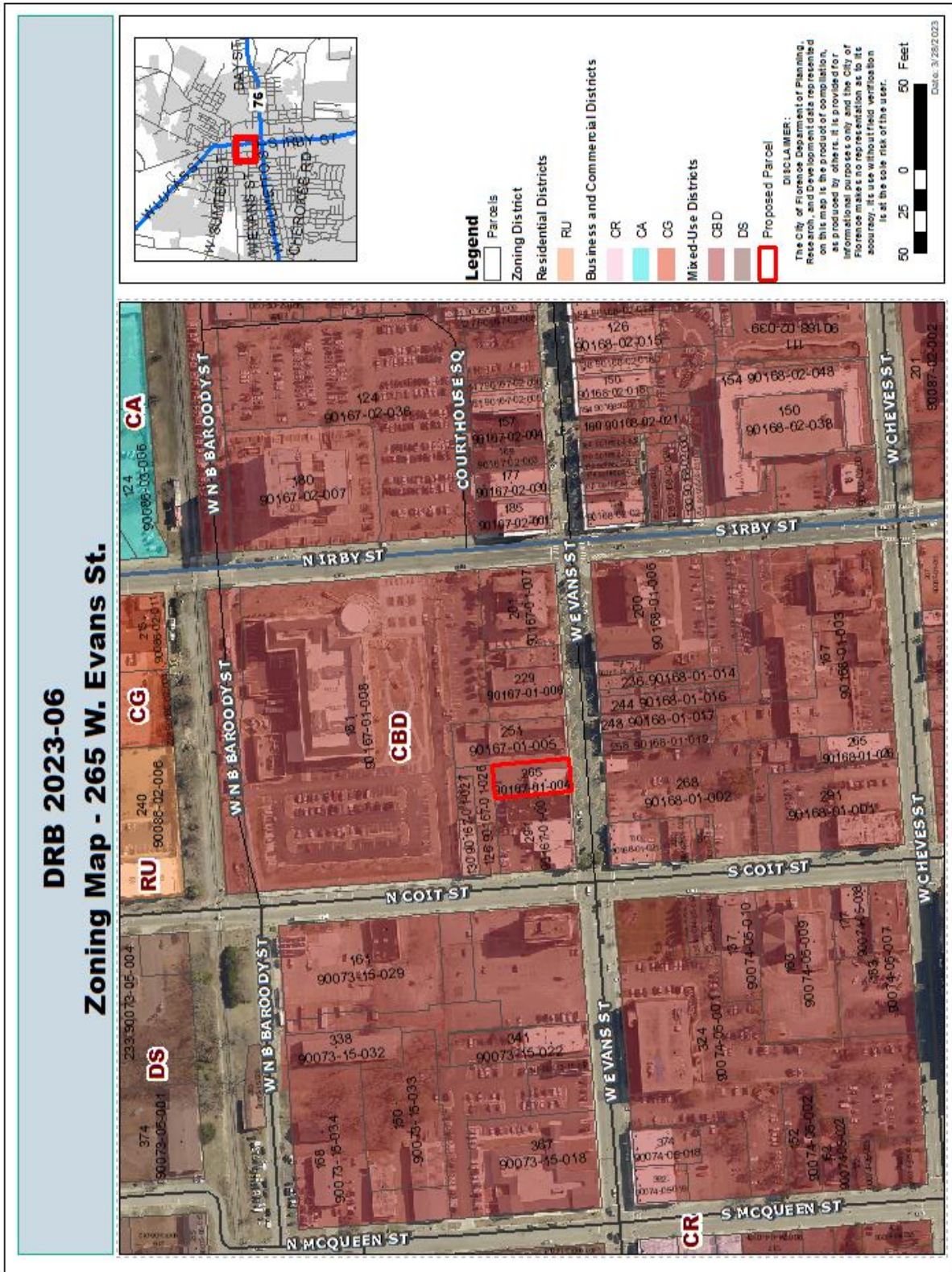
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Scope of Work
- E. Site Photos
- F. Options for Board Action Based on Findings of Fact

Attachment A: Vicinity Map



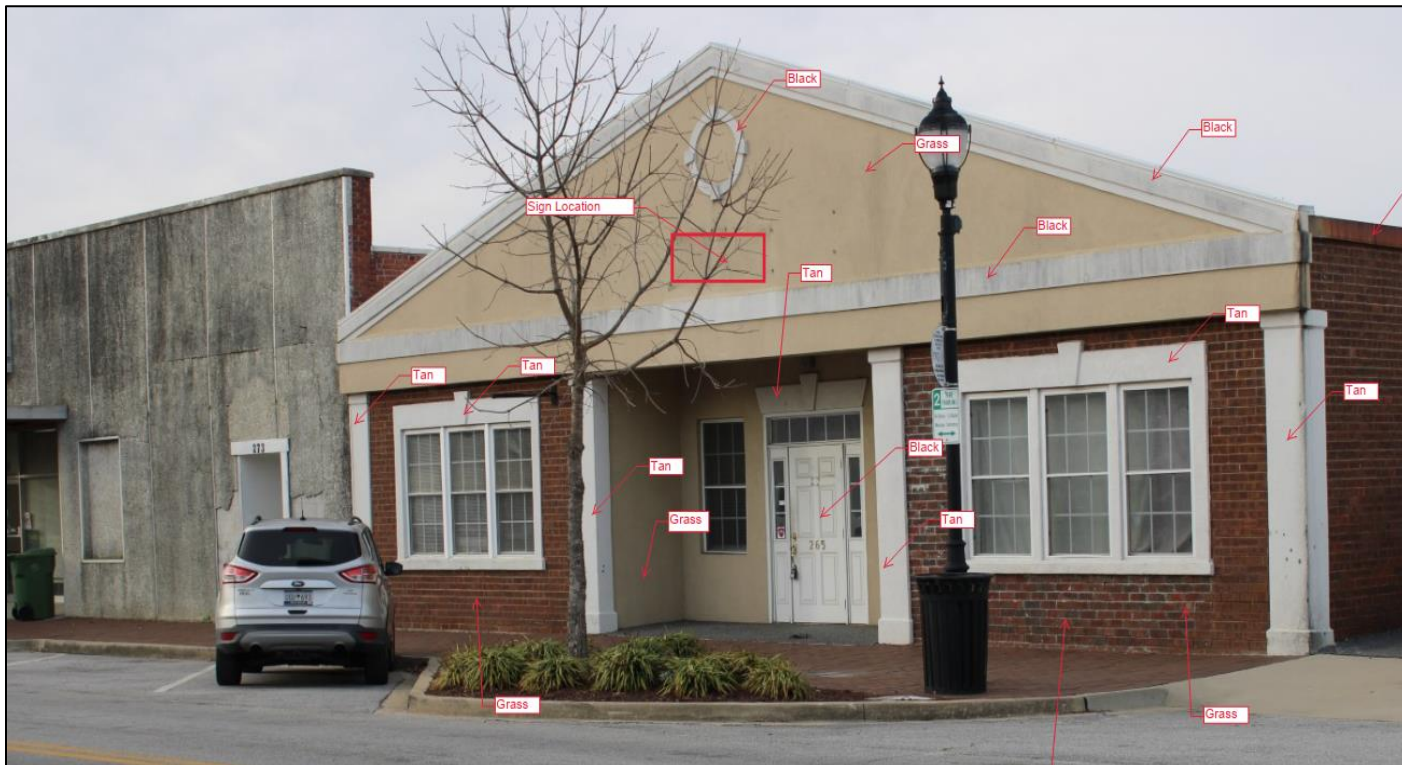
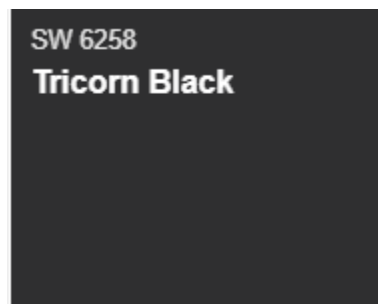
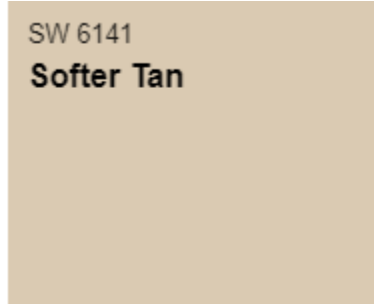
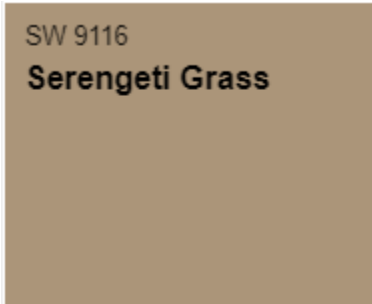




Attachment D: Scope of Work

1. Paint window trim, corner quoins, and lintel “Softer Tan”.
2. Paint front wall surfaces, both stucco and brick, “Serengeti Grass”.
3. Paint roof trim, circle detail, and door “Tricorn Black”.
4. Install wall signage.

Paint colors:



Wall Signage – 18 square feet:



Attachment E: Site Photos



Current front façade of building.



Closeup of front door.



North side wall and rear of building.

Attachment F: Options for Board Action Based on Findings of Fact

a. **Deferral**

I move to defer Case Number _____ [or items _____ of Case Number _____], to the _____ meeting of the Design Review Board, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with the relevant Design Guidelines and is in compliance with the relevant sections of the *Unified Development Ordinance* as referenced in the Staff Report.

b. **Approval**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property, and it complies with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report.

c. **Approval with Conditions**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property, and the items comply with the relevant Design Guidelines and sections of the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions in a numbered format]

d. **Approval with Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list unique circumstances in a numbered format]

e. **Approval with Conditions and Unique Circumstances**

I move to approve Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with the relevant Design Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and the *Unified Development Ordinance* as referenced in the Staff Report. [list conditions and circumstances in a numbered format]

f. **Denial**

I move to deny Case Number _____ [or items _____ of Case Number _____] with the specific finding that the proposed work as submitted will have an adverse effect on the historic character of the district or property; it is not consistent with the provisions of the Design Guidelines, and it is not in compliance with the relevant sections of the City of Florence *Unified Development Ordinance* as referenced in the Staff Report. [list the reasons in a numbered format]